030.0	0003	0017.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	940,500 / 940,500
					USE VALUE:	940,500 / 940,500
					ASSESSED:	940,500 / 940,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
67	-69	HARLOW ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PRINCE LAURA M/TRUSTEE
Owner 2:	COSTE DIANE DEMIRJIAN/TRUSTEE
Owner 3:	
Street 1:	69 HARLOW ST
Street 2:	DEMIRJIAN FMLY IRR REAL ESTATE TR
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DEMIRJIAN JOHN & BERTHA -
Owner 2:	-
Street 1:	69 HARLOW ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,219 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1915, having primarily Wood Shingle Exterior and 2938 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 1 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5219.000	473,500	5,700	461,300	940,500
Total Card	0.120	473,500	5,700	461,300	940,500
Total Parcel	0.120	473,500	5,700	461,300	940,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 320.08 | /Parcel: 320.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 030.0-0003-0017.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	473,600	5700	5,219.	461,300	940,600	940,600	Year End Roll	12/18/2019
2019	104	FV	364,700	5700	5,219.	490,100	860,500	860,500	Year End Roll	1/3/2019
2018	104	FV	364,700	5700	5,219.	357,500	727,900	727,900	Year End Roll	12/20/2017
2017	104	FV	340,200	5100	5,219.	311,300	656,600	656,600	Year End Roll	1/3/2017
2016	104	FV	340,200	5100	5,219.	265,200	610,500	610,500	Year End	1/4/2016
2015	104	FV	303,200	5100	5,219.	259,500	567,800	567,800	Year End Roll	12/11/2014
2014	104	FV	303,200	5100	5,219.	213,300	521,600	521,600	Year End Roll	12/16/2013
2013	104	FV	315,500	5100	5,219.	203,000	523,600	523,600		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DEMIRJIAN JOHN	59787-324		8/17/2012	Convenience	10	No	No		
	9722-506		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/20/2018	292	Redo Bat	14,000	C				
4/29/2016	550	Insulate	7,500	O				insulate attic and
5/20/1994	218	Manual	1,000					WINDOWS

ACTIVITY INFORMATION

Date	Result	By	Name
8/11/2017	Meas/Inspect	HS	Hanne S
3/26/2009	Meas/Inspect	163	PATRIOT
2/22/2000	Meas/Inspect	263	PATRIOT
9/2/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5219		Sq. Ft.	Site		0	80.	1.10	1									461,255						461,300	

Total AC/HA: 0.11981 | Total SF/SM: 5219 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 461,255 | Spl Credit | Total: 461,300

User Acct / GIS Ref / GIS Ref / Insp Date

User Acct: 20970
GIS Ref:
GIS Ref:
Insp Date: 08/11/17

!2521!

PRINT

Date	Time
12/10/20	17:55:04

LAST REV

Date	Time
03/19/19	10:59:45

jorourke

PAT ACCT.: 2521

USER DEFINED

Prior Id # 1:	20970
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	10	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Poor
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.07527328
Const Adj.:	0.98686206
Adj $ / SQ:	180.395
Other Features:	126000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	686244
Depreciation:	212736
Depreciated Total:	473508

COMMENTS

UAT-SFL OIL HEAT/ FFL GAS HEAT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

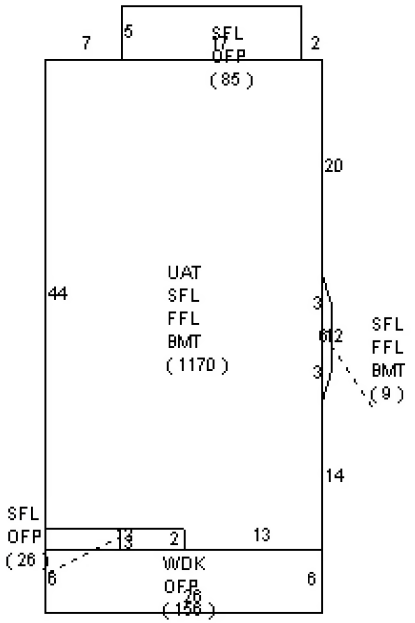
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	180.39
Special Features:	0	Val/Su Net:	108.50
Final Total:	473500	Val/Su SzAd	191.78

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,290	180.390	232,709
BMT	Basement	1,179	59.400	70,027
FFL	First Floor	1,179	180.390	212,686
UAT	Upper Attic	293	126.280	36,936
OFP	Open Porch	267	22.380	5,976
WDK	Deck	156	12.250	1,911

Net Sketched Area:	4,364	Total:	560,245
Size Ad	2469	Gross Are	5241	FinArea	2938
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	15	A	
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 030.0-0003-0017.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1915	21.25	T	40	104			5,100			5,100
19	Patio	D	Y	1	9X16	A	AV	2000	4.85	T	15.2	104			600			600

More:	N	Total Yard Items:	5,700	Total Special Featues:		Total:	5,700